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## 4416 Centre A Street NE Calgary, Alberta

MLS # A2166292



\$950,000

Division: Highland Park Residential/House Type: Style: Bungalow Size: 874 sq.ft. Age: 1956 (69 yrs old) **Beds:** Baths: Garage: Off Street, Single Garage Detached Lot Size: 0.15 Acre Lot Feat: Back Lane, Back Yard, Front Yard, Gentle Sloping, Rectangular Lot, Sloped D

**Heating:** Water: Forced Air Floors: Sewer: Hardwood **Condo Fee:** Roof: Asphalt Shingle **Basement:** LLD: Finished, Full **Exterior:** Zoning: R-C2 Vinyl Siding Foundation: **Poured Concrete Utilities:** Features:

Inclusions:

See Remarks

Electric Stove, Refrigerator

Hello, Gorgeous! Prime Development Opportunity in Highland Park, Calgary! This R-CG zoned 50' x 130' lot (100' x 130' if purchased with 4416 Centre A St NE) is ideal for developers, offering the potential for up to 9 units. Located on a sloped lot, potential for walk-out basements, and backing onto a lane, it's set in a growing community near the future Green Line LRT. Enjoy easy access to downtown, parks, top schools, and transit. This flexible zoning allows for a range of builds, from townhomes to infills. Don't miss this chance to invest in an area with strong growth potential! Combined Price: \$1.9M (with MLS #A2166292)